



Agenda for Meeting 13-2014

CITY OF ROCKVILLE PLANNING COMMISSION

Don Hadley, Chair

David Hill	Charles Littlefield
Anne Goodman	Dion Trahan
Jack Leiderman	John Tyner, II

Wednesday, July 23, 2014
7:00 p.m. Mayor and Council Chamber
City Hall, 111 Maryland Avenue

Andrew Gunning, Staff Liaison
Marcy Waxman, Senior Assistant City Attorney

Planning Commission Agenda and Staff Reports online:
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

I. REVIEW AND ACTION

- A. Site Plan STP2014-00184, Enterprise Rent-A-Car** - to construct a 1,356 square foot car wash building behind the existing building. The existing building 1,108 square feet will be renovated/remodeled and used as office space for the business. Minor site improvements to meet Americans with Disabilities Act (ADA) and better pedestrian and vehicular access. *The Commission voted to approve the site plan (6-0, Commissioner Hill was absent).*
- B. Waiver Request WAV2014-00005, Hungerford Retail II, LLC** - As an amendment to the initial request for a 41 percent parking reduction, the applicant now requests a parking reduction of 18 percent from the number of vehicular parking spaces required for the mixed use site development approved under Level-1 Site Plan SPT2013-00145. In response to the questions and concerns raised by the Commission at its April 23, 2014 meeting, the applicant submits this modified parking reduction request for Commission review and action. *The Commission voted to approve the parking waiver (6-0, Commissioner Hill was absent).*

- C. Site Plan Application STP2014-00189, Shelter Development, LLC** - a development proposal to construct a seven (7) story multi-family building, with dwelling units, designed to accommodate senior adults and persons with disabilities on the property located at 285 N. Washington Street. Applicant also requests approval of the following waivers: a) Waiver Request WAV2014-00006 - a request to allow a roof top structure which is exempt from the building height limits of the MXCD zone, to extend beyond the exterior wall of the roof of the building, b) Waiver Request WAV2014-00007 - a request to install two (2) electrical transformers above ground on the south side of the building, and c) A waiver from the school capacity standard of the Adequate Public Facilities Ordinance. *The Commission voted to approve the site plan (5-1, Commissioner Trahan voted no, and Commissioner Hill was absent). The three waivers were also approved.*

II. COMMISSION ITEMS

- A.** Staff Liaison Report
- B.** Old Business
- C.** New Business
- D.** Minutes
- E.** FYI Correspondence

III. ADJOURN

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

Note: The Planning Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST SCHEDULE

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 p.m. (if no live meeting)

Sundays at 7:00 p.m.

Mondays, Thursdays and Saturdays at 1:00 p.m.

Saturdays and Sundays at 12:00 am (midnight)

III. Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

IV. FUTURE MEETING DATES

August 6, 2014

September 10, 2014

September 17, 2014

V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch. Applications filed since July 22, 2014:

STP2014-00221, 651 Great Falls Rd., for bld. addition, entrance relo., pkg. & bus stop loop reno.

VAR2015-00047, 23 Pebble Ridge Ct., 9.6" variance of new rear yard setback.

VI. ADDITIONAL INFORMATION RESOURCES

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: www.rockvillemd.gov/cpds

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information